

ORIGINAL

# Beaver Dam

PROPERTY OWNERS ASSOCIATION  
c/o Community Association Management  
410 E Tabernacle, Suite B, St. George, UT 84770  
(435) 674-2002 / FAX (435) 674-1676



Arizona Corporation Commission

DOCKETED

AUG 20 2012

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ARIZONA CORPORATION COMMISSION  
DOCKET CONTROL

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RECEIVED

August 15, 2012

**Arizona Corporation Commission (Docket Control)**  
**Commissioners Wing**  
**1200 West Washington**  
**Phoenix, AZ 85007-2996**

**RE: Docket # W-03067A-12-0232 Beaver Dam Water Company Requested Water Rate Increase**  
**ASSOCIATION MEMBER RESPONSE: Randy and Carolyn Dalton**

Dear Commissioners,

The contracted parties in the aforementioned case is between **Beaver Dam Water Company** and **Beaver Dam Property Owners Association**. Since **Beaver Dam Owners Association** is an Owners' Association, every one of the 189 members of the Association have an equal say, vote and share within the Association. I have received feedback from the above Member/Property Owner in the **Beaver Dam Property Owners Association** regarding the proposed Water Rate Increase. We ask that you enter this Member Response into your official record for review and consideration of the Commission.

Thank you for your time and effort in consideration of this comment.

As Directed By The Board of Directors,

Tiffany Olson, Community Association Manager  
**BEAVER DAM PROPERTY OWNERS ASSOCIATION**

Arizona Corporation Commission  
1200 West Washington Street  
Phoenix Arizona

R/E Water Rate Increase Request, Beaver Dam Water Company...Docket # W-03067A-12-0232

Dear Commissioners:

I am a home owner in the Beaver Dam Resort Retirement Community, Beaver Dam Arizona. I am writing in opposition to a proposed rate increase by the Beaver Dam Water Company (BDWC). We are a retirement community comprised of approximately 185 Owners. The Beaver Dam Water Companies proposed rate increase is substantial. The data the company is using in the proposal R/E (Test Year) is flawed for several reasons.

1. The Test Year January 1<sup>st</sup> 2011 to December 31<sup>st</sup> 2011 was following a devastating flood that occurred in December of 2010. This flood damaged much of the water infrastructure in the lower part of our community. Costs were incurred by Beaver Dam Water Company to repair those damages. Many of those repairs were made at the beginning of the Test Year.
2. Decisions had been discussed and voted upon by our Members, Association board and Management to drill wells for irrigation purposes with in our community. This plan was set in place prior to the 2010 flood. The high costs of water was to a point that a decision was made that would help defray costs to the community. At much expense the community payed to have irrigation infrastructure placed in our community. This caused a revenue loss to the Beaver Dam Water Company starting in the 2011 Test Year.
3. Beaver Dam Water Company installed meters in all properties in the Arrow Head Loop in 2011 the Test Year. This was at a cost to the Water Company. (When I had my home built in 2010 our builder was charged a fee of several hundred dollars to buy and install a water meter meeting certain specifications. This cost was passed on to us for construction purposes). I assume many residents payed a similar fee for their lots and homes. The older area of Arrow Head Loop had no meters installed prior to this installation.

I understand that costs can go up. I am not opposed to fair rate increases. However I feel that data used in an unusually high Test Year should be considered when making a decision on such a substantial rate increase. We as a retirement community most of which are limited to fixed incomes are facing a great deal of expense to replace our roads and replace land lost in the flood. Your consideration on this matter will be much appreciated.

Respectfully,  
Randy and Carolyn Dalton  
3477 Scarlet O Hara Way (Lot # 240)  
Beaver Dam, Az. 86432